

FILE NO.: Z-5016-B

NAME: GKS Development Short-form PID

LOCATION: Located at 5510 West 65th Street

DEVELOPER:

GKS Development
c/o McGetrick and McGetrick Engineering
P.O. Box 30441
Little Rock, AR 72260

ENGINEER:

McGetrick and McGetrick Engineering
P.O. Box 30441
Little Rock, AR 72260

AREA: 4.22 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: C-4, Open Display District

ALLOWED USES: Retail

PROPOSED ZONING: PID

PROPOSED USE: Add commercial laundry as an allowable use

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 15,492 adopted by the Little Rock Board of Directors on June 21, 1988, rezoned this property from R-2, Single-family to C-4, Open Display District and OS, Open Space District. The bulk of the property was zoned C-4, Open Display District with a 50-foot strip zoned OS along the northern perimeter. The OS portion was to provide a buffer between the C-4, Open Display District zoning and the residential zonings (R-2, R-4 and MF-6) located to the north, northeast and northwest which existed at the time.

Ordinance No. 18,792 adopted by the Little Rock Board of Directors on December 17, 2002, allowed a portion of the OS, Open Space zoning to be removed along the northern perimeter. The property to the north was purchased by Sysco Foods and zoned PID as part of their industrial development. A single-family home remained to the west but was shown on the City's Future Land Use Plan as Mixed Commercial Industrial. (This property has since been purchased by Sysco Foods. The house has been removed.) There were homes remaining along the northeastern portion of the site and the buffer was maintained in this area. The buffer maintained; 100-feet running north and south and 50-feet running east and west.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from C-4, Open Display District to PID to add a commercial laundry as an allowable use to the existing building located at 5510 65th Street. The applicant proposes to make interior modifications to the building to allow the establishment of the commercial laundry. The hours of operation are typically 5 day work weeks with intermittent Saturday and Sunday hours. The hours of operation are from 4 AM to 12 AM weekly. There are approximately 80 employees working over the course of two (2) shifts. The minor modifications to the exterior of the building and site include a water storage facility, two (2) additional loading dock areas and an increased paved area for access to the loading dock.

B. EXISTING CONDITIONS:

Sysco Foods is located to the north and northwest of this site. There are single-family homes located to the northeast of this site. The uses along West 65th Street in this area are primarily non-residential uses including a printing service, an engine rebuilder, a school, and offices for AT&T and a veterinarian clinic.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All property owners located within 200-feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Battle Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. A 20 foot radial dedication of right-of-way is required at the intersection of West 65th Street and Battle Road.

3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
4. Due to the proposed development, no boundary street improvements are required to be constructed. At the time of additional development beyond the current proposal, the property will be subject to compliance with the Boundary Street Ordinance and boundary street improvements.
5. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project, but must be upgraded by Owner of Development should capacity of the existing sewer main not be adequate for the new use.

Entergy: No comment received.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA,

successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

8. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: 1 block from #15 and #17/#22 bus routes.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the 65th Street East Planning District. The Land Use Plan shows Service Trades District (STD) for this property. This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for a rezoning from C-4 (Open Display Commercial District) to PID (Planned Industrial District) to allow for conversion of this structure to a Commercial Laundry.

Master Street Plan: 65th Street is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on 65th Street since it is a Minor Arterial. This street may require

dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum eighteen (18) foot wide buffer (6% of the average lot width) is required along Battle Road.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
6. A landscape irrigation system shall be required for developments of one (1) acre or larger.
7. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (April 23, 2014)

Mr. Pat McGetrick was present representing the request. Staff presented an overview of the development stating there were few outstanding technical issues in need of addressing related to the proposed site plan. Staff requested. Mr. McGetrick provide the days and hours of operation for the laundry, details of any proposed signage including ground and building signage and to provide the previously zoned OS Buffer along the northern perimeter.

Public Works comments were addressed. Staff stated a radial dedication of right of way was required at the intersection of Battle Road and West 65th Street. Staff also stated due to the proposed development no boundary street improvements

were required to be constructed. Staff stated at the time of additional development beyond the current proposal, the property would be subject to compliance with the Boundary Street Ordinance and boundary street improvements.

Landscaping comments were addressed. Staff stated a minimum street buffer of 18-feet was required along Battle Road. Mr. McGetrick requested the existing paved area remain and the area proposed with new paving to be brought into compliance with the typical ordinance requirement.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan addressing issues raised at the April 23, 2014, Subdivision Committee meeting. The applicant has provided the days and hours of operation for the laundry, details of any proposed signage and provided the previously zoned OS Buffer along the northern perimeter.

The request is a rezoning from C-4, Open Display District to PID to add a commercial laundry as an allowable use to the existing building. The developers propose interior modifications to the building with the exterior modifications including a water storage facility, two (2) additional loading dock areas and an increased paved area for access to the loading dock.

The hours off operation are typically five (5) days per week with intermittent Saturday and Sunday hours. The hours of operation are from 4:00 am to 12:00 midnight. There are approximately 80 employees working covering two (2) shifts.

The applicant has indicated all signage will comply with signage typically allowed in commercial zones. Building signage will be limited to a maximum of ten (10) percent of the façade area abutting the public street. Ground signage will be limited to a single sign location. The maximum height allowed will be 36-feet and the maximum sign area will be 160 square feet.

The site plan indicates the placement of a new paved area on the west side of the building along Battle Road. The paved area will be used to access the loading dock area and will not be used as parking. The new paved area will be placed 18-feet from the right of way of Battle Road to comply with the minimum standards of the buffer ordinance. The applicant is requesting to not remove the existing paving along Battle Road which does not include the minimum landscape strip as typically required per the buffer and landscape ordinances.

Staff is supportive of the request. The applicant is proposing the rezoning to add a commercial laundry as an allowable use for the property. The area is primarily non-residential along West 65th Street and to the west along Battle Road. There are single-family homes located to the northeast and the applicant will maintain the previously imposed buffer adjacent to these homes. Otherwise to staff's knowledge there are no remaining outstanding technical issues associated with the request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 15, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.